

PUBLIC AUCTION



**Saturday,
Sept. 29, 2012
10:00 a.m.**

Beautiful Mobile Home on 5 Acres West of Elk City, OK

SALE & PROPERTY LOCATION: 11050 N. 1870 Rd, Sayre, OK 73662 – From the Intersection of Hwy. 6 & Hwy. 283 go 1/2 mile East to BK N1870 Rd then 1/2 mile North or from Hutch's West Side go 10 miles West on Hwy. 6 to N BK 1870 Rd, 1/2 mile North.



OPEN HOUSE:

Sunday, September 23 – 2:00-4:00

LEGAL DESCRIPTION: A tract of land located in the Northwest Quarter of the Southwest Quarter of Section 21, Township 11 North, Range 23 West, IM, Beckham County, Oklahoma described

as follows: Beginning at the Northwest Corner of the Southwest Quarter East 466.7 feet; South 466.7 feet; West 466.7 feet; North 466.7 feet to the point of beginning; less and except all of the oil gas, and other minerals. Containing 5 acres (mol).

PROPERTY DESCRIPTION: This is a beautiful 2008 Lancer mobile home sitting on 5 acres and it has 4 bedrooms, 2 full bathrooms and approximately 2,720 sq. ft. living area. The kitchen has a cook stove, microwave w/vent hood, s/s refrigerator/freezer, dishwasher, and pantry, plenty of cabinet and counter space and a breakfast bar. There is a spacious living room, a dining room with a built-in china cabinet, a den with a fireplace and a utility with a closet and a deep sink and backdoor access. The large master bedroom has an extra-large master bathroom with two walk-in closets, jetted tub, separate shower, double lavatories and a linen cabinet. There is also a 24' x 36' detached garage, front patio and this home is on Beckham County Rural Water and it has a septic system. This home has central heat & air, carpet and tile flooring, ceiling fans, smoke detectors and the exterior has siding, rocked corners and brick skirting. Looking for a nice home on a small acreage and in the Sayre School District – DON'T MISS THIS SALE!! Wonderful place to call home!

REAL ESTATE TERMS: 10% of purchase price to be placed in escrow day of sale. Purchaser will have 10 days to examine title. Balance of purchase price to be due and payable upon acceptance of title. All 2011 and prior taxes will be paid by seller, 2012 taxes will be prorated. Possession will be at closing. All property sold "as is where is." Auction is not contingent upon buyer securing or obtaining financing. Grant's Auction & Realty is a transaction broker.

Owner: Crystal Schrick

Grant's Auction & Realty

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ANY ANNOUNCEMENTS MADE DAY OF SALE SUPERSEDE ALL PREVIOUS WRITTEN OR ORAL STATEMENTS.